



July 5, 2006

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City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: **Justification Letter – Red Rock Plaza @ W. Charleston & Brush
Building 'A': Sonic Atmospheres TI – Special Use Permit**

To Whom It May Concern:

This letter is addressed to the City of Las Vegas, Planning & Development Department as required by the Title 19A: Special Use Permit submittal requirements. Assessor's Parcel Number is **163-01-515-001**.

The site development for Buildings A, B and C is currently approved under applications SDR-5556, VAR-5557 & SDR-9864 and is permitted and under construction. This application is for a Special Use Permit to allow a stereo installation shop, Sonic Atmospheres, to occupy Building A. Table 2. Land Use Tables list Auto Parts (Accessory Installation) as a Conditional Use within C-1 zoning, the current zoning of Red Rock Plaza.

The proposed tenant complies with (4) of the (5) "Conditions" completely and can satisfy part of the last condition. Condition (3) says "Access doors to installation bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties." There is an alley that abuts the south property line of Red Rock Plaza where the back of Building A faces. The alley is considered a public rights-of-way, but it only connects Montclair Street to the east with Wilshire Street to the west. Compliance with the second part of condition (3) will be achieved by painting the door the same color as the adjacent wall to allow it to fade into the field color and "minimize the visual intrusion into adjoining properties." The visual effect will be further minimized by the intense landscape buffer provided along the property line with the use of staggered evergreen trees. The tenant has indicated that all work will be performed within the installation area with the door down and that the door will only be opened and closed to bring vehicles in and out of the installation area. The shop will specialize in high-end

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systems on luxury cars so there may be as little as one or two cars a day being moved in and out of the installation area.

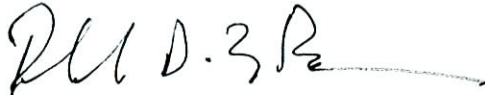
The proposed use complies with the current approved and adjacent property uses, which are commercial: C-1 zoning to the North, East and West, and R-1 to the South, and is consistent with other similar neighborhood shopping centers of this type.

The proposed facility will not impose any new use impacts to the adjacent properties and neighborhood in general. This includes architectural aesthetics as indicated above.

In general, we request approval base on the above information and drawings provided.

If you have any questions or require further information regarding this request letter, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "R. D. LaBar", with a long horizontal flourish extending to the right.

Ronald D. LaBar, AIA

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